

C14
/1

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2013-0075.0A

P.C. DATE: October 22, 2013

SUBDIVISION NAME: Resubdivision of Lot 10, Block F, Violet Crown Heights Section One

AREA: 0.321 acres

LOTS: 2

OWNER/APPLICANT: The Muskin Company
(Alan Muskin)

AGENT: Hector Avila

ADDRESS OF SUBDIVISION: 1307 Brentwood Street

GRIDS: K-28

COUNTY: Travis

WATERSHED: Shoal Creek

JURISDICTION: Full Purpose

EXISTING ZONING: SF-3-NP

MUD: N/A

PROPOSED LAND USE: Single Family

NEIGHBORHOOD PLAN: Brentwood Neighborhood Plan Area

SIDEWALKS: Sidewalks will be provided on Brentwood Street.

DEPARTMENT COMMENTS: The request is for approval of a resubdivision, namely Resubdivision of Lot 10, Block F, Violet Crown Heights Section One. This plat is to resubdivide 1 lot into 2 lots on 0.321 acres.

STAFF RECOMMENDATION: The staff recommends approval of this resubdivision plat. This plat meets all City of Austin Land Development and State Local Government requirements.

PLANNING COMMISSION ACTION:

CASE MANAGER: Sylvia Limon
Email address: sylvia.limon@ci.austin.tx.us

PHONE: (512) 974-2767

CM
2



Subject Tract



Base Map

CASE#: C8-2013-0075.0A
LOCATION: 1307 Brentwood

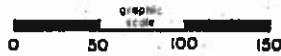


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference.

RESUBDIVISION OF LOT 10 BLOCK F VIOLET CROWN HEIGHTS SECTION ONE

SCALE: 1" = 50'



Legend

- Iron Rod Found
- PFH Iron Pipe Found
- Iron Rod Set with plastic cap
- Imp. with "Heli Corson, Inc."
- △ 600 Net Found
- (Record Bearing and Distance)
- proposed Concrete Sidewalk
- ETE = Electric and Telecommunications Easement
- EUE = Electric Utility Easement

LOT SUMMARY

Total Number of Lots = 2
 Lot 10A = 7,001 Square Feet
 Lot 10B = 7,000 Square Feet
 Total Area = 14,001 Square Feet = 0.321 Acres
 Lot 10A Residential Use
 Lot 10B Residential Use

THE STATE OF TEXAS
 THE COUNTY OF TRAVIS
 KNOW ALL MEN BY THESE PRESENTS:

That, The Muskin Company, acting by and through its President, Alan Muskin, owner of Lot 10, Block F, Violet Crown Heights Section One, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 4 Page 256 of the Plat Records of Travis County, Texas, as conveyed to it by Warranty Deed recorded in Document Number 201307102 of the Official Public Records of Travis County, Texas, sold subdivision having been approved for resubdivision pursuant to the public notification and hearing provision of Chapter 212.014, of the Local Government Code, do hereby resubdivide said Lot 10 in accordance with the attached map or plat shown hereon to be known as:

RESUBDIVISION OF LOT 10 BLOCK F VIOLET CROWN HEIGHTS SECTION ONE

subject to any easements and/or restrictions heretofore granted, and not released.

WITNESS OUR HANDS this the _____ day of _____ A.D. 20____.

Alan Muskin - President
 The Muskin Company
 4801 Skywood Springs Road
 Building 4, Suite 100
 Austin, Texas 78759

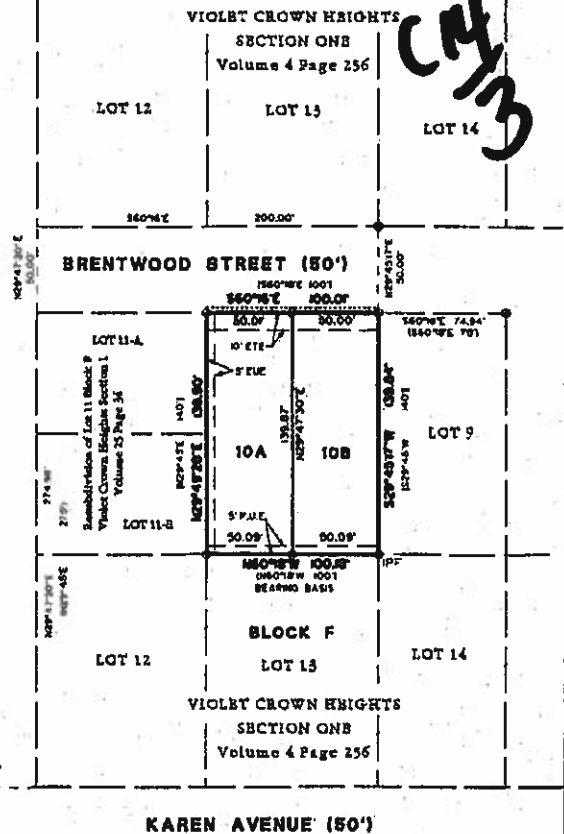
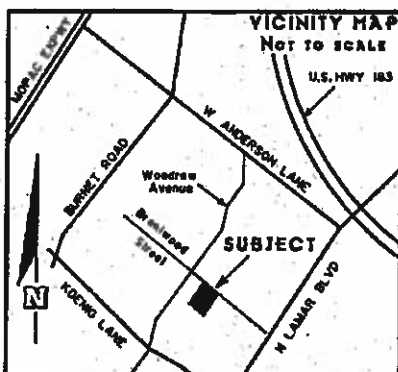
THE STATE OF TEXAS
 THE COUNTY OF TRAVIS

I, the undersigned authority, on this the _____ day of _____ A.D., 20____, did personally appear Alan Muskin, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and he acknowledged before me that he executed the same for the purposes and considerations therein expressed.

NOTARY PUBLIC _____

Printed Name _____

Commission Expires _____



This subdivision is located within the Full Purpose Jurisdiction of the City of Austin on this the _____ day of _____, 20____.

ACCEPTED AND AUTHORIZED for record by the Director, Planning and Development Review Department, City of Austin, County of Travis, this the _____ day of _____, 20____, A.D.

Greg Guernsey, Director, Planning and Development Review Department

ACCEPTED AND AUTHORIZED for record by the Planning Commission of the City of Austin, Texas, this the _____ day of _____, 20____, A.D.

Dave Anderson, Chairperson

Jean Stevens

Secretary

THE STATE OF TEXAS
 THE COUNTY OF TRAVIS

I, Dana DeBeauvoir, Clerk of Travis County, Texas, do hereby certify that the foregoing Instrument of Writing and its Certificate of Authentication was filed for record in my office on the _____ day of _____, 20____, A.D., at _____ o'clock _____ M., and duly recorded on the _____ day of _____, 20____, A.D., at _____ o'clock _____ M., Plat Records of said County and State in Document No. _____

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID COUNTY this the _____ day of _____, 20____, A.D.

DANA DEBEAUVOR, COUNTY CLERK TRAVIS COUNTY, TEXAS

BY: _____
 Deputy

NOTE:
 THE WATER AND/OR WASTEWATER EASEMENTS INDICATED ON THIS PLAT ARE FOR THE PURPOSE OF CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, UPGRADE, DECOMMISSIONING AND REMOVAL OF WATER AND/OR WASTEWATER FACILITIES AND APPURTENANCES. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, RETAINING WALLS, TREES OR OTHER STRUCTURES ARE PERMITTED IN WATER AND/OR WASTEWATER EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

Commission is required to approve the subdivision by State law if no variances are required, and if it meets all requirements. A board or commission's decision on a subdivision may only be appealed if it involves an environmental variance. A variance may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision. A notice of appeal must be filed with the director of the responsible department no later than 14 days after the decision. An appeal form may be available from the responsible department.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (it may be delivered to the contact person listed on a notice); or
 - appearing and speaking for the record at the public hearing;
- and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
 - is the record owner of property within 500 feet of the subject property or proposed development; or
 - is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

For additional information on the City of Austin's land development process, visit our web site: www.ci.austin.tx.us/development.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

Case Number: C8-2013-0075.0A

Contact: Sylvia Limon, 512-974-2767

Cindy Castillas, 512-974-3437

Public Hearing: Oct 22, 2013, Planning Commission

Glenda Love 13e 11

Your Name (please print)

1304 Payne Avenue

Your Address(es) affected by this application

[Signature]

Signature

Date

Daytime Telephone: 512 453-9681

Comments:

Basically I believe a property owner should be able to use their property as they see fit. HOWEVER, when build on changing architecture in a neighborhood the newer changes should align with established traditional architecture. let our neighborhood age gracefully. Please, no more attractiveness such as that seen development at the corner of Acadia and Groden in over City of Austin - Planning & Development Review Dept./4th Fl Sylvia Limon P. O. Box 1088 Austin, TX 78767-8810

☒ I am in favor
☐ I object

with concern

Thank S.

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Contact: Sylvia Limon, 512-974-2767

Cindy Casillas, 512-974-3437

Public Hearing: Oct 22, 2013, Planning Commission

Mona Lee Full 1+2

Your Name (please print)

Mona Lee Full 1+2

Your address(es) affected by this application

1301 Ruth Ave 78757 9/30/13

Signature

Date

Daytime Telephone: *512-323-2090*

Comments:

Why tear down the best house in Austin? This is a historic beautiful home that evokes pride in use. Tear it down and rebuild it with townhouses? In Sanity.

If you use this form to comment, it may be returned to:

City of Austin - Planning & Development Review Dept./4th Fl

Sylvia Limon

P. O. Box 1088

Austin, TX 78767-8810

☐ I am in favor
☒ I object

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Case Number: C8-2013-0075.0A

Contact: Sylvia Limon, 512-974-2767

Cindy Casillas, 512-974-3437

Public Hearing: Oct 22, 2013, Planning Commission

Diane Williams

Your Name (please print)

1300 Payne Avenue

Your address(es) affected by this application

Diane Williams

Signature

Date

Daytime Telephone: 512-653-7794

Comments:

This proposed change is

compromising the integrity of

the neighborhood. Appeal would

set a bad example - leave

the lot as I have only property

that's why Brewsterwood is great!

If you use this form to comment, it may be returned to:

City of Austin - Planning & Development Review Dept., 4th Fl

Sylvia Limon

P. O. Box 1088

Austin, TX 78767-8810